

RESOLUTION NO. 158-2004

Providing an Addendum to the Buildable Lands Analysis Report for Reasonable Measures

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.215, requires that Counties planning under the Act prepare a review and evaluation program to determine whether a county is achieving urban growth pursuant to GMA requirements (the “Buildable Lands Report”) and to identify reasonable measures that may be taken to comply with the requirements of GMA; and

WHEREAS, in compliance with the GMA requirements, Kitsap County prepared its first Buildable Lands Analysis Report (BLR) in August 2002 that analyzed development data and identified a process for the County and its cities to monitor development trends and thereby ensure that the Urban Growth Areas (UGAs) are being developed at urban densities; and

WHEREAS, the BLR reviewed a period of time in which the County was found by the Central Puget Sound Growth Management Hearings Board (CPSGMHB) that it was not in compliance with the GMA, and is therefore of limited value in assessing how County comprehensive plans, regulations and county-wide planning policies were functioning; and

WHEREAS, the BLR did not include a list of reasonable measures, and the County intended on supplementing the BLR with such a list during the 2004 comprehensive plan review process; and

WHEREAS, on August 9, 2004, the CPSGMHB issued a decision in *City of Bremerton, Suquamish Tribe, et al. v. Kitsap County*, CPSGMHB No. 04-3-0009c, in which the Hearings Board noted that Kitsap County had not identified a list of reasonable measures and that reasonable measures should be implemented no later than December 1, 2004; and

WHEREAS, since the beginning of the time period reviewed in the Buildable Lands Analysis Report (1995), to date, the County has adopted a number of reasonable measures intended to promote growth and density within UGAs. Kitsap County has promulgated new development regulations and various Sub-Area Plans, as well as major revisions to its Comprehensive Plan, which all include provisions to facilitate directing growth into urban growth areas and therefore serve as reasonable measures as defined under the GMA; and

WHEREAS, as Kitsap County continues to plan under GMA, it will work to identify additional means to direct growth to the urban growth areas other than expanding UGAs, and the County will adopt and implement such measures it deems appropriate through the public processes in place, including sub-area advisory committees, the planning commission process, the annual comprehensive plan review process, the development regulation docketing process; and other public hearings and processes the Board of County Commissioner holds.


NOW, THEREFORE, BE IT RESOLVED that Kitsap County Board of Commissioners:

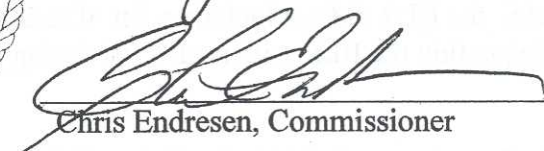
1. Adopts Attachment A, incorporated herein by this reference, as reasonable measures pursuant to RCW 36.70A.215. This list will be added as an Addendum to the Kitsap County Buildable Lands Analysis 1995-1999, dated August 2002.
2. In addition to those reasonable measures that the County has already adopted and implemented, identified in Attachment A hereto, Kitsap County staff should begin the process of identifying additional reasonable measures the Board of County Commissioners should consider adopting and implementing. Once identified, such proposed additional reasonable measures should go through a process for public input, including review by the Kitsap County Planning Commission and recommendations from that Commission prior to formal adoption and/or implementation.

DATED this 25th day of ~~September~~ ^{October} 2004.

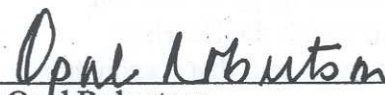


KITSAP COUNTY BOARD OF COMMISSIONERS


Patty Lent, Chair


Chris Endresen, Commissioner

ATTEST:


Opal Robertson
Clerk of the Board


Jan Angel, Commissioner

Attachment “A”
Kitsap County
Reasonable Measures

<i>Reasonable Measure</i>	<i>Kitsap County Code (KCC)</i>	<i>Sub Area Plans</i>	<i>Comments</i>
1. Encourage Accessory Dwelling Units (ADUs) in Single-family zones	KCC 17.318 Poulsbo Urban Transition Area KCC 17.325.020.G Urban Restricted KCC 17.330.020.G Urban Low Residential KCC 17.335.020.A.7 Urban Cluster Residential KCC 17.340.020.G Urban Medium Residential KCC 17.354 Urban Centers Design Criteria	<u>Kingston Sub Area Plan</u> ¹ : Section 5.4 - Policy 2.5; Goal 3	KCC 17.320.020.7 limits ADUs outside the Urban Growth Boundaries (UGB), by requiring a Conditional Use Permit. ADUs are permitted outright inside the UGB.
2. Allow Clustered Residential Development	KCC 17.335 Urban Cluster Residential KCC 17.354 Urban Centers Design Criteria	<u>SK ULID#6</u> : Section 4.4 - Policies 1.3, 1.4 <u>Kingston Sub Area Plan</u> ¹ : Section 5.4 - Policy 5.1	
3. Allow Duplexes	KCC 17.318 Poulsbo Urban Transition Area KCC 17.325.020.F Urban Restricted KCC 17.330.020.F Urban Low Residential KCC 17.335.020.A.2 Urban Cluster Residential KCC 17.340.020.B Urban Medium Residential KCC 17.350.020.A.5 Urban High Residential KCC 17.353.020.A.2 Urban Center/Urban Village Center KCC 17.354 Urban Centers Design Criteria	<u>Kingston Sub Area Plan</u> ¹ : Section 4.3 – Project 3.1.1	KCC 17.320.020.5 limits duplexes outside of UGB, with double the minimum lot area required.
4. Allow Town houses and Condominiums in Single-family zones	KCC 17.318 Poulsbo Urban Transition Area KCC 17.325.030.I Urban Restricted KCC 17.330.030.I Urban Low Residential KCC 17.335.020.A.3.4 Urban Cluster Residential KCC 17.340.010.B Urban Medium Residential KCC 17.350.020.A.5 Urban High Residential KCC 17.351 Multi-family Development Design Criteria KCC 17.353.020.4,5 Urban Center/Urban Village Center KCC 17.354 Urban Centers Design Criteria	<u>SK ULID#6</u> : 4.4 Goals and Policies 2.4, 4.1, 4.2, 4.3 <u>Kingston Sub Area Plan</u> ¹ : Section 5.4 - Policy 5.1	

¹ Kingston Sub-Area Plan dated December 8, 2003. Development regulation amendments to county code not yet adopted pursuant to this sub-area plan.

Attachment “A”
Kitsap County
Reasonable Measures

Reasonable Measure	Kitsap County Code (KCC)	Sub Area Plans	Comments
5. Encourage Development of Urban Centers and Urban Villages	KCC 17.318 Poulsbo Urban Transition Area KCC 17.335 Urban Cluster Residential KCC 17.350 Urban High Residential KCC 17.351 Multi-family Development Design Criteria KCC 17.353.020 Urban Center/Urban Village and Town Center KCC 17.354 Urban Centers Design Criteria KCC 17.365.010 KCC 17.370.020	<u>SK ULID#6:</u> 4.4 Goals and Policies 1.2, 1.4, 2.1, 2.2, 2.3, 2.4, 2.5, 3.1, 4.2, 4.6 <u>Kingston Sub Area Plan</u> ¹ : Section 5.4 – Goal 17; Policy 17.1	
6. Encourage Mixed Use Development	KCC 17.318 Poulsbo Urban Transition Area KCC 17.335 Urban Cluster Residential KCC 17.350 Urban High Residential KCC 17.353.020 Urban Center/Urban Village and Town Center KCC 17.354 Urban Centers Design Criteria	<u>SK ULID#6:</u> 4.4 Goals and Policies 1.2, 1.4, 2.2, 2.4, 4.6, 6.3, 6.4 <u>Kingston Sub Area Plan</u> ¹ : Section 5.4 – Goal 16; Policy 16.1	
7. Create Annexation Plans	KCC 17.315.090 Urban Reserve Zone KCC 17.318 Poulsbo Urban Transition Area KCC 17.415.09500	<u>SK ULID#6:</u> 4.4 Goals and Policies 1.1 <u>S.K.I.A.</u> Section 1.5 Urban Joint Planning Areas 7.0 Water, 7.3.2 Policy 4	
8. Affordable and Manufactured Housing Development/zoning	KCC Title 17 allows for Manufactured Homes throughout the County as a permitted use. KCC 17.318 Poulsbo Urban Transition Area	<u>Kingston Sub Area Plan</u> ¹ : Section 4.3 - Goal 3; Section 5.4 – Goal 1; Policy 1.1, 2.2; Goal 3	
9. Urban Amenities	KCC 17.318 Poulsbo Urban Transition Area KCC 17.325.020.C Urban Restricted KCC 17.330.020.C Urban Low Residential KCC 17.335.020.K.2 Urban Cluster Residential KCC 17.340.020.C Urban Medium Residential KCC 17.354 Urban Centers Design Criteria KCC 17.415.090 B KCC 415.095 B	<u>SK ULID#6</u> Section 2 – Policy 2.1, 2.3, 2.5, 2.6, 2.7, 3.1, 3.4, and 3.5 Section 7 – Policy 1.5, 1.9 <u>SKIA</u> Section 8.0 –8.3.3.2 Implementation Requirements <u>Kingston Sub Area Plan</u> ¹ Section 5 – Goal 4, 6, 9, 12	KCC 17.320.020.7 limits uses such as parks and playgrounds outside the UGB, by way of a Site Plan Review or Conditional Use Permit. These uses are permitted outright inside the UGB.
10. Targeted Capital Facilities Investments	KCC 20.04	<u>SK ULID#6:</u> 4.4 Goals and Policies 1.5 7.3 Goal and Policies 1.1, 1.2, 1.3	

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Reasonable Measures

<i>Reasonable Measure</i>	<i>Kitsap County Code (KCC)</i>	<i>Sub Area Plans</i>	<i>Comments</i>
11. Master Planning for Large Parcel Development	KCC 17.365.025 Business Center KCC 17.415.600-800 [SKIA Master Plan Process] KCC 17.428 Master Planning Requirements for the South Kitsap UGA/ULID#6 Sub-Area	<u>SK ULID#6:</u> 4.4 Goals and Policies 1.3 5.2 Goals and Policies 1.2 <u>SKIA:</u> 3.6 Land Use; 3.6.4 Master Plan	
12. Interim Development Standards	KCC 17.315 Urban Reserve KCC 17.318.010 Poulsbo Urban Transition Area KCC 17.330.060.C	<u>SK ULID#6:</u> 4.4 Goals and Policies 1.7	
13. Encourage Transportation-Efficient Land Use	KCC 16.48.210 Standards KCC 17.410.040.B.5 Site Plan Review KC 17.335.010 Urban Cluster Residential KCC 17.351.010 & 040 Multi-Family Development KCC 17.354.050, 060, & 200 Urban Center Design Criteria	<u>SK ULID#6:</u> 4.4 Goals and Policies 2.5, 2.6 <u>Kingston Sub Area Plan¹:</u> Section 5.4 – Policy 12.1	
14. Density Bonuses in the UGA	KCC 17.318.010 Poulsbo Urban Transition Area (18.21.030.E Poulsbo)	<u>Kingston Sub Area Plan¹:</u> Section 5.4 – Goal 2; Policy 2.2	Through master planning or conditional use, KCC 17.318.010 encourages greater housing densities in desired areas.
15. Increase in Allowable Residential Densities	KCC 17.318.010 Poulsbo Urban Transition Area (18.21.030.E Poulsbo)	<u>Kingston Sub Area Plan¹:</u> Section 5.4 – Goal 2; Policy 2.4	KCC 17.318.010 increases land holding capacity, provides for more housing options, and more efficient use of land resources. In addition, it reduces sprawl development.
16. Urban Growth Management Agreements	KCC 17.318.010 Poulsbo Urban Transition Area	<u>SK ULID#6:</u> Section 3.1, 4.4; Policies UGA-7, 8, 9, 10, 11, 12, 13 <u>SKIA:</u> Section 1, 1.6.1	
17. Critical Services Near Homes, Jobs, and Transit	KCC 17.335.020 Urban Cluster KCC 17.350.020 Urban High KCC 17.353.020 Urban Center	<u>Kingston Sub Area Plan¹:</u> Section 5.4 – Policy 1.1, Goal 6	
18. Transit-Oriented Development	KCC 17.415.200 Master planning	<u>SK ULID#6:</u> 4.4 Goals and Policies 3.4	Kitsap County is currently undertaking development regulations for a Transit-Oriented Development.